



MAGGS
& ALLEN

FLAT 1, THE AZURE 36 BATH BUILDINGS

MONTPELIER, BRISTOL, BS6 5QL

Guide Price £250,000

This practical two double bedroom ground floor flat has an allocated parking space and is situated in the ever popular Azure development located in the Bath Buildings in Montpelier.

Accommodation comprises; open plan living space, fully fitted kitchen, bathroom with a white suite and two good size bedrooms. Additional benefits include secure parking space accessed via an electric gate using a key fob, double glazing, electric heating, designated security bike stands and offered with no onward chain.

Would suit first time buyers and buy to let investors. Previously tenanted producing circa £11,040 per annum. Now offered with vacant possession.

The Dolphin School approx. 0.07km

St Barnabas Church of England VC Primary School approx. 0.58km

Fairlawn Primary School approx. 0.59km

Colston's Girls' School approx. 0.22km

Location

The apartment is situated within walking distance of the vibrant Cheltenham Road and Stokes Croft area with an array of amenities and services within easy reach including independent retailers, convenience stores, pubs, bars, cafes and restaurants. The property is also ideally situated for the City Centre and major travel links.

Directions

From the Maggs & Allen office on Northumbria Drive, continue straight onto Linden Road which turns into Cranbrook Road. At the traffic lights, turn right onto Kersteman Road and then left onto Redland Road. At the roundabout, continue straight to stay on Redland Road and at the following roundabout continue straight onto Arley Hill and take a slight left onto Bath Buildings.

Lease Information

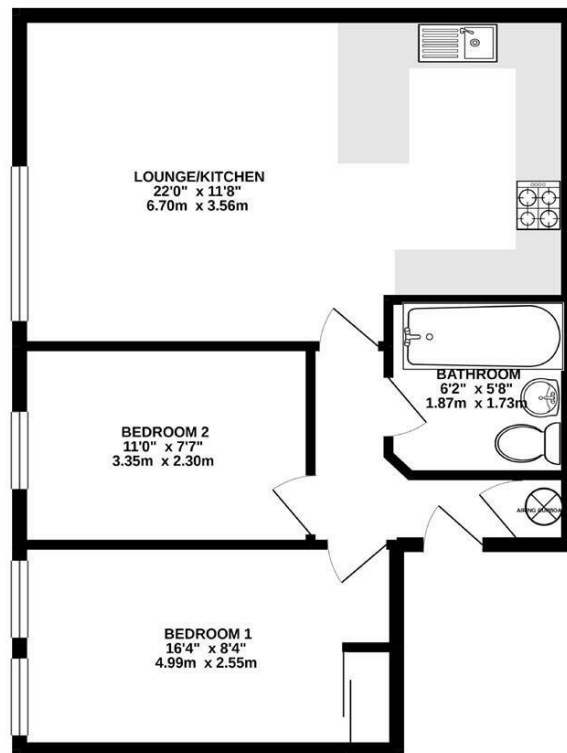
Length of Lease: 999 years from 01/01/2002

Current Ground Rent: £125.00 per annum

Current Service Charge: £1,274.52 per annum



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Situated in Montpelier
- 2 Bedrooms
- Allocated car parking space
- Designated security bike stands in car park
- Offered with vacant possession
- A modern ground floor apartment

Guide Price: £250,000

Tenure: Leasehold

Council Tax Band: B

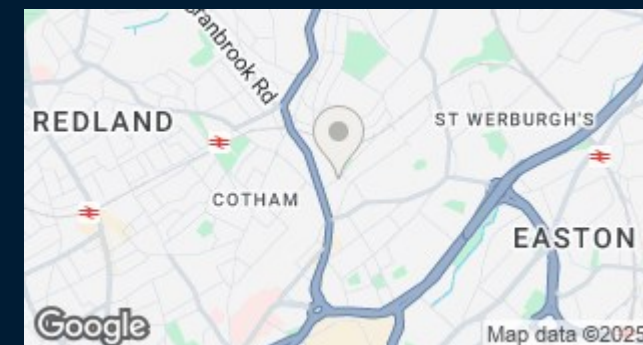
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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